

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
November 21, 2019

Case #3123: Application of 24 E Pine Living LLC of 143 East Park Avenue, #3, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: Parcel "A" East Side: 9-103.3(B) Height; 9-105.3(D) Side Yard; 9-105.3(E) Rear Yard; 9-105.3(F) Building Area; 9-105.3(I) Lot Size; 9-105.3(J) Subdivision; Parcel "B" West Side - 9-103.3(B) Height; 9-105.3(D) Side Yard; 9-105.3(E) Rear Yard; 9-105.3(F) Building Area; 9-105.3(I) Lot Size; 9-105.3(J) Subdivision for 2 new one-family houses & a subdivision at 24 East Pine Street, Long Beach, NY also known as Section 59, Block 92, Lot 62 on the Nassau County Land & Tax Map.

DECISION: GRANTED

Case #3124: Application of 82 E Pine Living LLC of 143 East Park Avenue, #3, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(C) Front Yard; 9-105.3(D) Side Yard; 9-105.3(E) Rear Yard; 9-105.3(F) Building Area; 9-105.3(I) Lot Size for a new one-family house at 82 East Pine Street, Long Beach, NY also known as Section 59, Block 92, Lot 195 on the Nassau County Land & Tax Map.

DECISION: GRANTED

Case #3125: Application of 114 E Pine Living LLC of 143 East Park Avenue, #3, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(c) Front Yard; 9-105.2(d) Side Yard; 9-105.2(e) Rear Yard; 9-105.2(i) Minimum Lot Size for a new one-family detached house at 114 East Pine Street, Long Beach, NY also known as Section 59, Block 105, Lot 154 on the Nassau County Land & Tax Map.

DECISION: GRANTED

Case #3126: Application of 118 E Pine Living LLC of 143 East Park Avenue, #3, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(c) Front Yard; 9-105.2(d) Side Yard; 9-105.2(e) Rear Yard; 9-105.2(i) Minimum Lot Size for a new one-family detached house at 118 East Pine Street, Long Beach, NY also known as Section 59, Block 105, Lot 155 on the Nassau County Land & Tax Map.

DECISION: GRANTED

Case #3112: Application of Azores II Condominium of 780 Broadway, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.12(E) Front Yard for reconstruction and extension of balconies at 769 - 783 Shore Rd. & 65 - 87 Pacific Boulevard, Long Beach, NY also known as Section 59, Block 205, Lot 238 on the Nassau County Land & Tax Map.

DECISION: GRANTED

Case #2241: Application of 661 West Broadway LLC of 100 West Park Avenue, #306, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.11(i) Density; 9-105.11(k) Off Street Parking for a modification to existing Variance #2241, by converting 2 offices and a party room into 3 apartments at 661 West Broadway, Long Beach, NY also known as Section 59, Block 17, Lot 147 on the Nassau County Land & Tax Map.

DECISION: GRANTED

Case #3127: Application of David Bard of 62 Ohio Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking for new off-street parking in the front yard at 62 Ohio Avenue, Long Beach, NY also known as Section 58, Block 113, Lot 22 on the Nassau County Land & Tax Map.

DECISION: GRANTED

Case #3128: Application of Amy Wolf of 241 East Broadway, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(A) Off Street Parking Curb Cut Size; 9-113.2(G) Off Street Parking for new off-street parking in the front yard at 241 East Broadway, Long Beach, NY also known as Section 59, Block 129, Lot 58 on the Nassau County Land & Tax Map.

DECISION: GRANTED

Case #3129: Application of Rupdai Singh of 507 Riverside Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(C) Front Yard for a new front porch at 507 Riverside Boulevard, Long Beach, NY also known as Section 59, Block 94, Lot 52 on the Nassau County Land & Tax Map.

DECISION: GRANTED

Case #3130: Application of Steven Kaplan of 137 Greenway Road, Lido Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(A) Off Street Parking Curb Cut Size; 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking Size for new off street parking in the front yard / undersized at 630 East Broadway, Long Beach, NY also known as Section 59, Block 190, Lot 248 on the Nassau County Land & Tax Map.

DECISION: GRANTED with Conditions

Case #3131: Application of Steven Kaplan of 137 Greenway Road, Lido Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(A) Off Street Parking Curb Cut Size; 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking Size for new off street parking in the front yard / undersized at 634 East Broadway, Long Beach, NY also known as Section 59, Block 190, Lot 249 on the Nassau County Land & Tax Map.

DECISION: GRANTED with Conditions

Dated: November 21, 2019
Long Beach, N.Y.

Rocco J. Morelli
Chairman